

Key: 5507

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.651

LEGALS

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
SALAMONE RUSSELL J JR & ERIN A KEENAN SALAMONE TR ERS 181-185 SHORE ROAD BOURNE, MA 02532				26.2-90-0				183 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SALAMONE RUSSELL J JR & HALLAM MICHAEL & KATHLEEN				08/21/2014	S	600,000	28337-294				
				09/06/2006	V	660,000	21327-183				
MCCARTHY GEOFFREY D				03/26/1992	L	1	07937-00048				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
3250	100	SM RETAIL/SERV STORE		6	1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
M-21-56	09/09/2021	3	ALT/RENO	21,000	05/04/2022		100	100
16496	06/15/2016	3	ALT/RENO	1,000			100	100
16476	06/09/2016	4	DETACH.STRUC				100	100
14898	10/21/2014	13	OTHER		06/24/2016	RJM	100	100
14894	10/20/2014	3	ALT/RENO	7,500			100	100

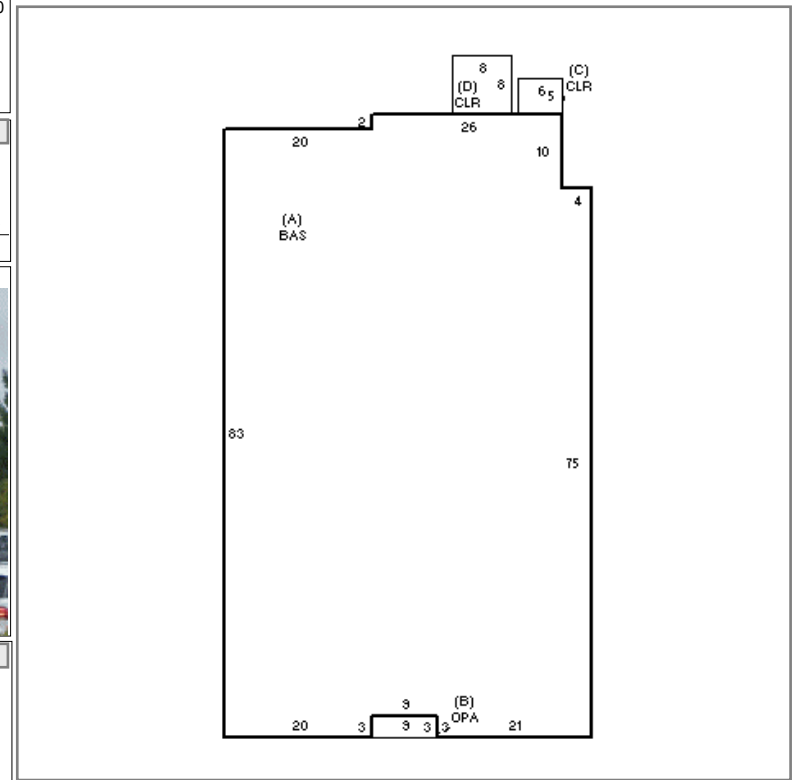
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	20,000	C-6	1.00	100	1.00	100	1.00	455,500	1.48	A	1.00	55	1.00	310,050
203	A	0.400	C-6	1.00	100	1.00	100	1.00	159,500	1.00	A	1.00	55	1.00	63,800

TOTAL	37,400 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE	LAND	373,900	359,500		
Infl1	AVG		BUILDING	330,100	317,500		
N_Index	AVG		DETACHED	16,400	15,100		
			OTHER	0	0		
			TOTAL	720,400	692,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	40 0.60		22,403	1.20	16,100
SW2	A	1.00	20 0.80		20	21.80	300



BUILDING	CD	ADJ	DESC	MEASURE	7/8/2021	RP
MODEL	5		CIM-5	LIST	7/8/2021	RP
STYLE	32	1.40	CONVEN. STORE [100%]	REVIEW	7/8/2021	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	393,021		
NET AREA	4,143	DETAIL ADJ	1.398	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	4,143	1961	94.11	389,883	CONDITION ELEM	CD		
\$NLA(RCN)	\$95	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	OPA	N	OPEN PORCH	27		17.70	478	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	+	CLR	N	COOLER	94		28.30	2,660	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SHIN	1.00											CDN/APP	V
				FLOOR COVER	6	OTHER	1.00												
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOL	9	WARM/COOL AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
				NAF	0		1.00												
																		EFF.YR/AGE	2006 / 16
																		COND	16 16%
																		FUNC	0
																		ECON	0
																		DEPR	16 % GD 84
																		RCNLD	\$330,100